

4-3-24: These minutes are subject to possible revisions/corrections during review at a subsequent Planning Board Meeting.

**Town of Chester
Planning Board Meeting
Wednesday, April 3, 2024
Draft Minutes**

The meetings are broadcast live on Comcast Channel 6, and streamed on Government <https://reflect-chesterctv-from-nh.cablecast.tv/CablecastPublicSite/?channel=1> - click "Watch Now".

Members & Staff Present:

Evan Sederquest, Vice Chair
Elizabeth Richter, Member
Richard Snyder, Member
Mike Weider, Member
Eric Swanson, Alternate
Selectman Chuck Myette, Liaison
Andrew Hadik, Town Planner

Members Absent:

Brian Sullivan, Chair

Guests and Members of the Public Present:

Chester PACT

Meeting Agenda

7:00 PM – General Business

1. Review & approve invoices, sign documents, etc.
2. Review & approve the minutes of the 3/27/24 PB meeting.
3. Request for release of impact fees for Fire Department equipment.
4. Discuss scope of site plan review for Chester Academy's new playground and building relocations.
5. Review new legislative bills passed by the NH House.

7:00 PM – Appointments - None scheduled

Public Hearings - None scheduled

Non-Public Sessions - None scheduled

Meeting Minutes

Vice Chair Sederquest called the meeting to order at 7:00 p.m. He announced that Mr. Swanson would sit in for Mr. Sullivan.

7:00 PM – General Business

1. Review & approve invoices, sign documents, etc.

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Documents and/or invoices were reviewed and signed.

2. Review & approve the minutes of the 3/27/24 PB meeting.

The Board noted a typographical error was caught and corrected.

Mr. Weider moved to approve the minutes of the 3/27/24 Planning Board meeting as presented. Ms. Richter seconded the motion. A vote was taken. All were in favor except Mr. Weider and Mr. Snyder, who abstained. The motion passed 4-0-2.

3. Request for release of impact fees for Fire Department equipment.

Mr. Weider moved to approve the request from Fire Chief Phil Gladu to release impact fees of \$5,500 to purchase ten Motorola Minitor IV pagers for the Fire Department dated April 3, 2024, with an invoice for \$5,482.55. Mr. Snyder seconded the motion. A vote was taken. The motion passed unanimously.

4. Discuss scope of site plan review for Chester Academy's new playground and building relocations.

Mr. Hadik received a call from Ben Kilar, the Chester Academy Finance Director, regarding the new playground. He asked about what they need to submit for site plan review. During the first phase, they will relocate the dumpsters and athletic equipment shed up against the side of the school, demolish the maintenance equipment garage, and build a new one at a different location. Mr. Hadik reviewed the plan to demolish, move, or replace each structure and the potential impact creation of new impervious surface areas.

Mr. Hadik proposed two minor site plans for two areas: the length of the building out past the playground and the paved area, and the proposed garage showing the edge of the road and property line and the 25' side setback. Also required would be the locations of the current and proposed above and below ground utilities.

The Board discussed how much detail would be required, and if it should be reviewed by the Town engineer. *(No decision was made about requiring review by the Town's engineer.)* They agreed a site plan was not needed for the whole facility. Mr. Snyder noted any site plan review would be incidental to whatever is new and changing. The Board agreed they would like a simple line drawing of what will change along the building, and another one for the new garage location.

Mr. Weider noted there is a wetland on this property and suggested the drainage should be shown on the site plan. Selectman Myette explained that moving the buildings is intended to improve sightlines to the playground for student safety.

5. Review new legislative bills passed by the NH House.

Mr. Hadik shared information on a variety of legislative bills, including:

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- HB 1279, which restores the State's 7.5% contribution towards the retirement costs of teachers, police, and firefighters.
- HB 1583 aims to increase the state's annual base adequacy aid payment from \$4,100 to \$4,404 per student beginning on July 1, 2025.
- HB 1215 expands the 5-year approval/2-year "active and substantive" development exception to 10-year/5-year.
- HB 1400 states the municipalities "may regulate accessory parking for vehicles, but shall not require more than one residential parking space per unit."
- HB 1291 expands the ADU law to require that municipalities allow one detached unit and one attached unit, and allows municipalities to require ADUs to meet the definition for workforce housing. This bill also establishes the minimum size for ADUs and additional units. Mr. Hadik questioned how HB 1291 would impact the ZBA's agendas regarding requests for variances from setback requirements. This bill would take effect on July 1, 2025.
- HB 1399 requires municipalities to permit two residential units in certain single-family residential zones. The bill allows for the expansion of a single-family residence in an urban area to include up to two residential units without discretionary review or a hearing, as long as certain requirements are met. This proposed development must be located within an urbanized area or urban cluster.
- SB 538 creates local tools and incentives, rather than one statewide one-size-fits-all mandates (like many of the bills discussed above).

The Board discussed how these bills will affect Chester. Mr. Hadik said if the Senate and Governor approves these bills, the Board will need to draft significant zoning amendments to address the changes before the 2025 Town Meeting.

Mr. Hadik also reviewed a NH Supreme Court case where the Court determined that planning and/or zoning boards do not have the authority to override the terms of pre-existing easements.

Future Meeting Dates

- April 24 –

Ms. Richter moved to adjourn the meeting. Mr. Weider seconded the motion. A vote was taken. The motion passed unanimously.

The meeting was adjourned.

Respectfully submitted,
Beth Hanggeli, Recording Secretary